



THE HIVE
AT WEAR HOUSE

HYBRID & FLEXIBLE OFFICE SPACE AVAILABLE

TO LET

FROM 187 - 642 SQ FT

OFFICE ONLY

FROM 991 - 3,393 SQ FT

HYBRID UNIT

(STORAGE & OFFICE)

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.

THE HIVE AT WEAR HOUSE, BRACKEN HILL BUSINESS PARK,
BIRCHWOOD DRIVE, PETERLEE, SR8 2RS.



WHY CHOOSE THE HIVE?









IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.



THE HIVE AT WEAR HOUSE IS A MODERN, SELF-CONTAINED HYBRID STORAGE AND OFFICE PROPERTY LOCATED ON THE WELL-ESTABLISHED BRACKEN HILL BUSINESS PARK IN PETERLEE. THE HIVE OFFERS SPACE AVAILABLE FROM 187 SQ FT - 3,157 SQ FT, COMPRISING OF GROUND FLOOR STORAGE UNITS SUITABLE FOR MULTIPLE USES, WITH FIRST FLOOR SELF-CONTAINED OFFICES AND DEDICATED LOADING AND PARKING.

BOASTING A NUMBER OF KEY BENEFITS, THE HIVE IS IDEAL FOR ANY BUSINESS JUST STARTING OUT OR THOSE LOOKING FOR FUTURE EXPANSION SPACE.

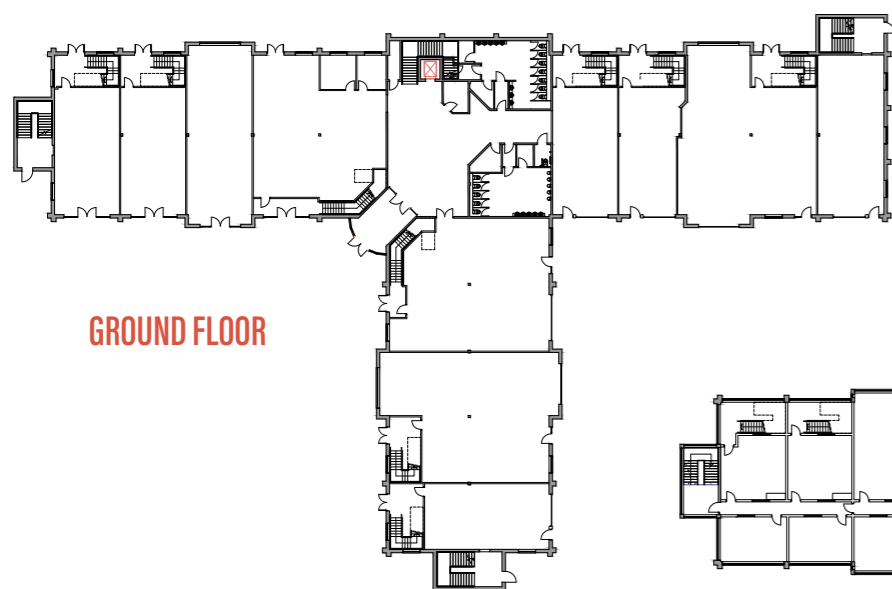
BENEFITS

-  Independent roller shutter or double door access for hybrid units
-  High specification fit out
-  Plug and play options available, including furniture packages and internet connectivity
-  Electric vehicle charging points available
-  Communal break out space
-  Led lighting throughout
-  Tea points installed in each unit
*hybrid only
-  On site building manager

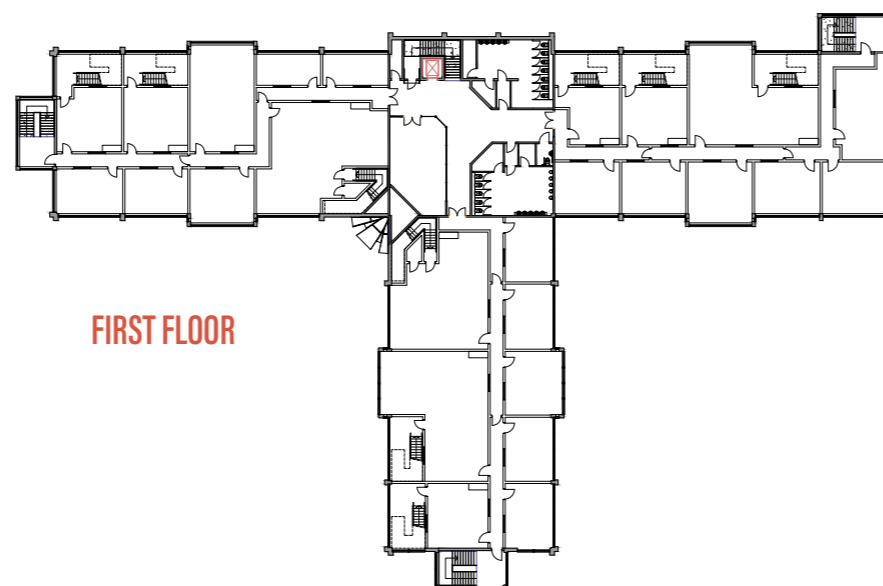
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ACCOMMODATION



GROUND FLOOR



FIRST FLOOR

BLOCK	UNIT NO	GROUND FLOOR GIA		FIRST FLOOR GIA		TOTAL M2	TOTAL SQ.FT
		M ²	SQ.FT	M ²	SQ.FT		
A	1	181	1953	115	1235	296	3188
A	2	101	1088	0	0	101	1088
A	3	90	971	54	585	145	1556
A	4	90	970	55	592	145	1562
A	5	0	0	26	277	26	277
A	6	0	0	25	264	25	264
A	7	0	0	30	324	30	324
A	8	0	0	18	190	18	190
A	9	0	0	17	187	17	187
A	10	0	0	60	642	60	642
B	1	182	1957	101	1088	283	3045
B	2	201	2160	115	1233	315	3393
B	3	91	982	54	585	146	1567
B	4	0	0	26	279	26	279
B	5	0	0	26	280	26	280
B	6	0	0	31	331	31	331
B	7	0	0	26	275	26	275
B	8	0	0	26	278	26	278
C	1	90	972	46	498	137	1470
C	2	85	914	52	555	136	1469
C	3	198	2132	107	1150	305	3282
C	4	92	991	0	0	92	991
C	5	0	0	40	432	40	432
C	6	0	0	29	315	29	315
C	7	0	0	29	311	29	311
C	8	0	0	34	366	34	366
C	9	0	0	30	318	30	318
C	10	0	0	29	307	29	307

SUBJECT TO FINAL MEASUREMENTS.

LOCATION

The property is situated on Bracken Hill Business Park. The Park is located to the south east of Peterlee town centre and within half a mile of the A19 which gives fast and easy access to the Tyne & Wear conurbation to the north.

Bracken Hill Business Park itself is a 36 acre development incorporating over 500,000 sq ft of offices premises comprising a mix of large and small office buildings. Occupiers include Fosters Cares, HMRC, Auxillis, NHS, Profound Services and The Employability Trust are also based there.

Bracken Hill Business Park is part of the larger Peterlee Business Park in County Durham which is home to hundreds of businesses employing thousands of people in a variety of sectors.

FIRST CLASS REGIONAL, NATIONAL AND INTERNATIONAL CONNECTIONS

THE A19 CORRIDOR WITH EXCELLENT ACCESS TO TEES VALLEY, SUNDERLAND, DURHAM AND NEWCASTLE UPON TYNE WITH AIR, RAIL, ROAD AND SEA ACCESS TO THE UK AND BEYOND.



A1 (M) J62 21 MINUTES DRIVE A19
PETERLEE JUNCTION 3 MINS DRIVE

Drive Times

Peterlee 2.8 miles 8 mins
Sunderland 12 miles 23 mins
Durham 12.5 miles 24 mins
Middlesbrough 19 miles 26 mins
Newcastle upon Tyne 25 miles 35 mins
Newcastle Int Airport 30 miles 39 mins



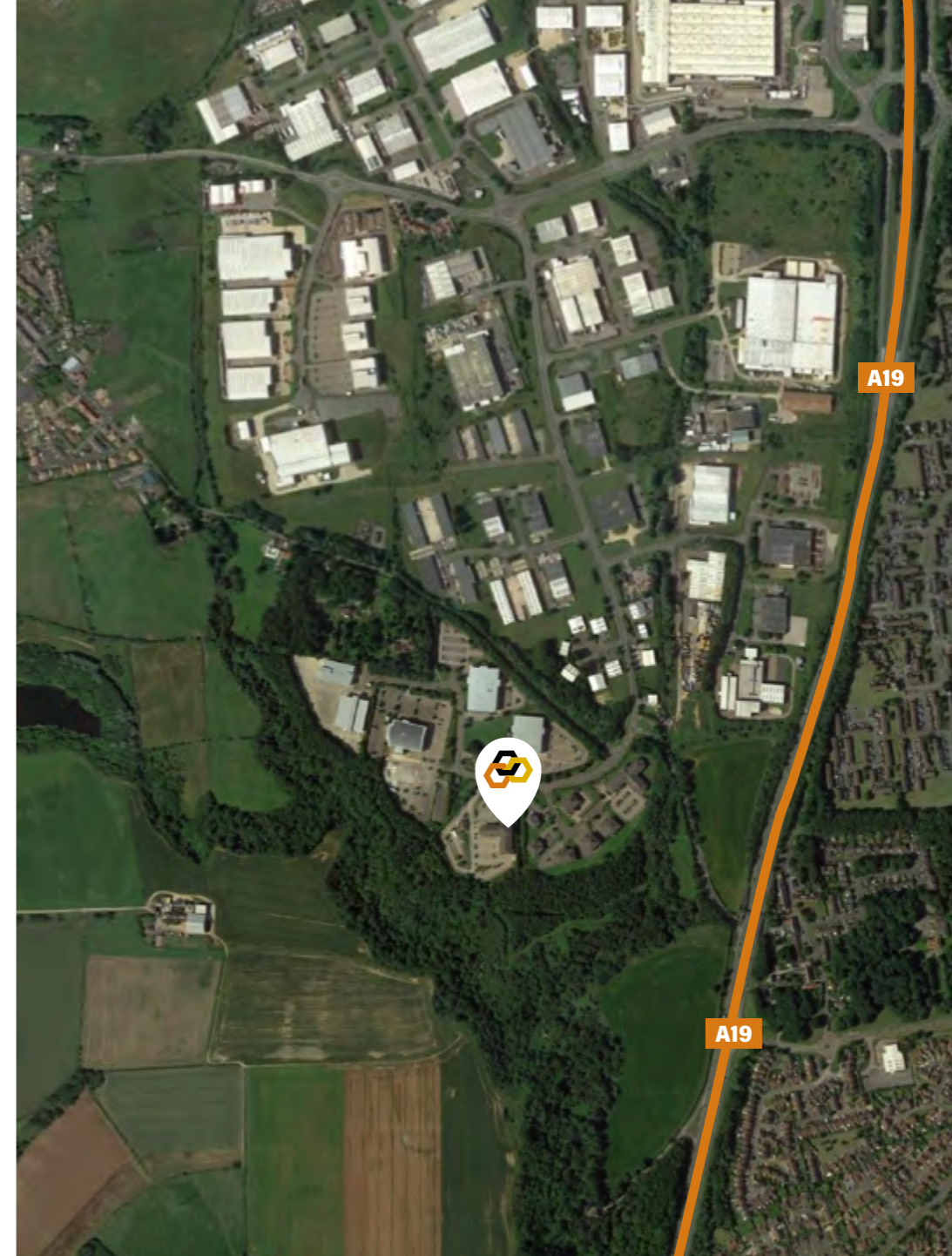
DURHAM RAILWAY STATION
10 MILES

The property is 12 miles east of Durham city centre which provides rail links via the East Coast mainline, with a journey time of 2 hours and 50 minutes to London Kings Cross.



REGULAR PUBLIC
TRANSPORT

There are regular public transport services passing through and around the Hive. There are direct buses to surrounding areas and a range of connecting services taking you through to Durham and Newcastle, Middlesbrough & Sunderland.



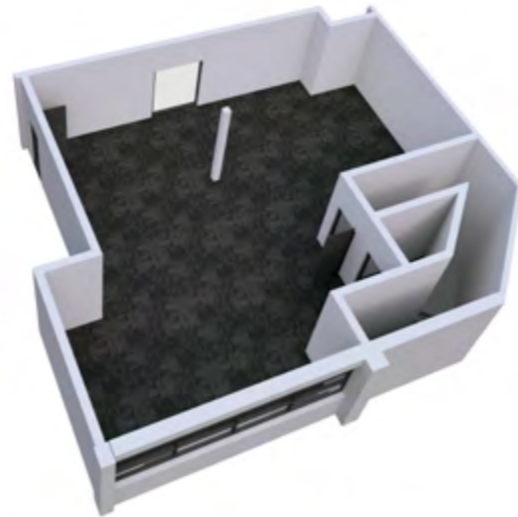
HYBRID UNITS - CUTAWAY PLANS

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.



UNIT A1

1,953 sq ft Industrial/Storage & 1235 sq ft Office



UNIT C1

972 sq ft Industrial/Storage & 498 sq ft Office



RENT

Available on application.

BUSINESS RATES

Occupiers are advised to make their own enquiries with the local authority, visit durham.gov.uk/business-rates.

TERMS

The accommodation is available on an effective full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

EPC

A copy of the full Energy Performance Certificate is available upon request.

VAT

VAT is charged on the rent and service charges.

ASSET MANAGED BY



0845 500 61 61
www.fi-rem.com
enquiries@fi-rem.com



MISDESCRIPTIONS ACT:

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